



116 Shippam Street, Chichester

A chain free top floor apartment with west facing balcony



- ▶ Top floor apartment
- ▶ Two double bedrooms
- ▶ Open plan kitchen/sitting room
- ▶ Allocated underground parking
- ▶ Concierge service
- ▶ Vacant possession
- ▶ West facing balcony
- ▶ Shower room/WC
- ▶ Lift & stairs

Situated within the prestigious and sought-after Roman Quarter development, inside the historic ancient walls and right in the heart of the city, is this top floor apartment.

This apartment is accessed from an impressive communal entrance hall, with intercom system, lift and staircase leading to all floors and to the gated underground secure parking area where there is an allocated space for this particular apartment. The sitting room is open plan to the kitchen where there is a range of integrated appliances. Leading off the sitting room is a west facing balcony with side views to the cathedral. Two double bedrooms and a shower room/WC complete the accommodation.

The property is also being sold with the distinct advantage of vacant possession and a concierge service.

Leasehold - 155 years from 2008

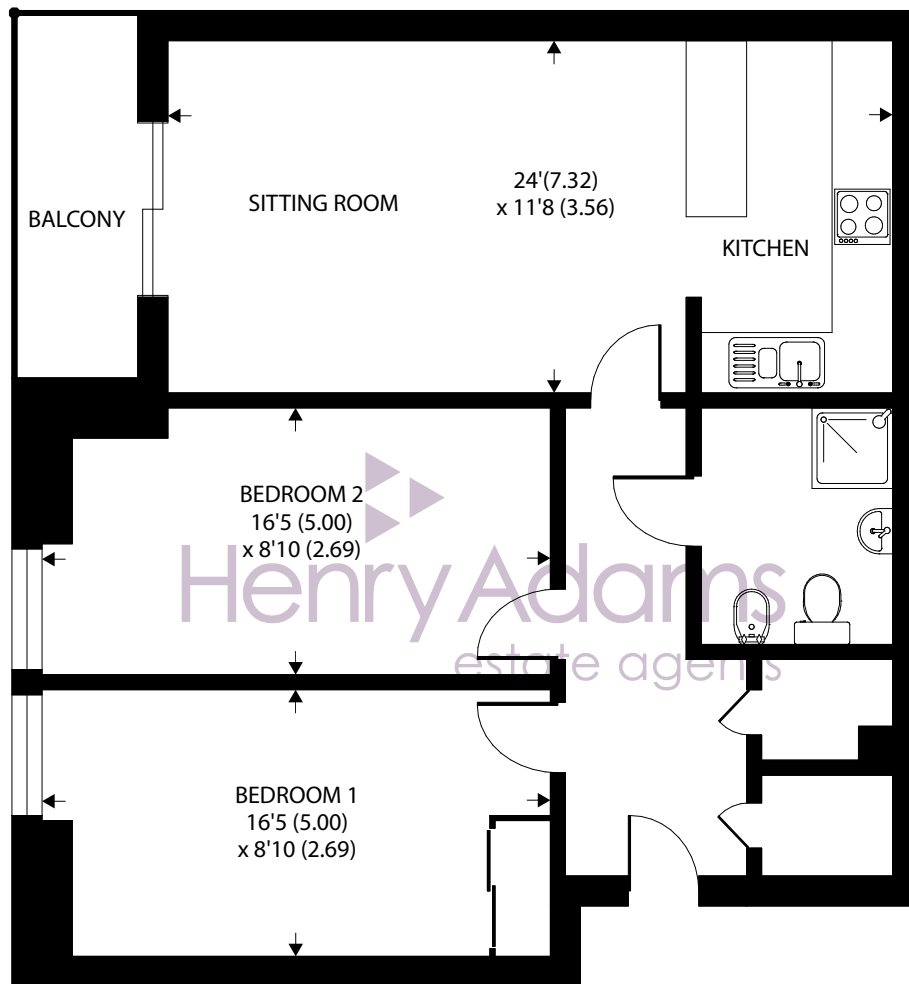
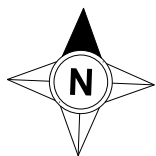
Maintenance charge – currently £3,589.28 per annum (including buildings insurance and water rates)

Ground Rent - £250 per annum

Chichester District Council - 24/25 Tax Band E £2,719.56

View from balcony





THIRD FLOOR

Approximate Area = 772 sq ft / 71.7 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Shippam Street can be found within yards of the pedestrianized city centre and occupies a wonderful position close to the old city walls. The city of Chichester provides a comprehensive selection of shops, with many of the major multiple retailers being represented, as well as high quality independent traders and a number of public houses, wine bars and bistros. The internationally acclaimed Festival Theatre, Priory Park with its historic cricket ground and Pallant House gallery are just a few examples of the nearby facilities of this thriving city. The mainline station provides a regular service to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions

From our office turn right into East Street and then turn left into East Walls. Pass Shippam Street on the left and the communal entrance to the apartment is a short distance along on the left. what3words - drive.bank.allow

